

# City of San Antonio (COSA) Boarding Homes Fire Sprinkler System Training



*Putting Safety First*

Development Services Department (DSD) &  
San Antonio Fire Department (SAFD)  
1901 S. Alamo  
Wednesday, January 23, 2013  
9:00 am – 11:00 am

# Outline

- Boarding Homes Ordinance
- Definitions
- Options for Fire Sprinkler Systems
  - Fire Sprinkler Systems Types – NFPA 13D, NFPA 13R
- Fire Sprinkler System Matrix
- Permitting
- Inspections
- Contact & More Information
- Questions



# Boarding Homes Ordinance

- December 13, 2012, City Council:
  - Passed Boarding Homes Ordinance
  - Approved a new annual inspection program for boarding homes
- If “legally in existence” prior to adoption of ordinance
  - Grandfathered to codes under which they were constructed
- Ordinance effective March 1, 2013 – If not already “legally in existence”:
  - Boarding homes registering before March 1, 2013, will have until December 31, 2013 to comply with fire sprinkler requirement
- Existing boarding homes – annual registration, inspection and related requirements



# Definitions

- International Building Code (IBC) – Boarding Home: A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.
- COSA Ordinance – Boarding Home Facility:
  - Furnishes, in one or more buildings, lodging to three or more elderly and/or disabled persons who are unrelated to the owner of the establishment by blood or marriage; and
  - Provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration of medication to persons/residents who are capable of feeding, dressing, moving, self-evacuating, bathing, and attending to other personal needs or maintenance without assistance; and
  - Does not provide personal care services to persons/residents.
- Transient: Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

## Fire Sprinkler System Types – NFPA 13D

- Transient (< 30 days) 10 or less residents;
- Non-transient 16 or less residents
- Designed and installed by licensed Fire Sprinkler Contractor or Master Plumber who holds the Multipurpose Fire Protection Sprinkler Specialist Endorsement
- Permitted and inspected by SAFD
- Plans reviewed by DSD Fire Team





## Fire Sprinkler System Types – NFPA 13D

- Residential sprinkler designed for one- or two-family dwellings and manufactured homes
- Least expensive to install
- No fire department connection required
- Intended for living spaces only – Sprinklers not required in garages, open attached porches, carports or attics



## Fire Sprinkler System Types – NFPA 13R

- Transient (< 30 days) more than 10 residents
- Non-transient more than 16 residents
- Designed and installed by licensed Fire Sprinkler Contractor
- Permitted and inspected by SAFD
- Plans reviewed by DSD Fire Team





# Fire Sprinkler System Matrix

<u>Use</u>	<u># Of Residents</u>	<u>Capable/</u> <u>Not Capable*</u>	<u>Transient/</u> <u>Not Transient</u>	<u>IBC</u> <u>Group</u>	<u>Minimum</u> <u>Sprinkler</u> <u>System Type</u>	<u>IBC</u> <u>References</u>
Boarding  Homes	≤ 10	-	T	R-3	13D	310.5, 903.2.8.1
	>10	-	T	R-1	13R <sup>b</sup>	310.3, 903.2.8
	≤ 16	-	NT	R-3	13D	310.5, 903.2.8.1
	>16	-	NT	R-2	13R <sup>b</sup>	310.4, 903.2.8
	≤ 5	C	-	R-3	13D/P2904	308.3.1, 308.4.1, 903.2.8.2

Capable = capable of self preservation

Not Capable = not capable of self preservation

Footnote b = where the structure is 4 stories or less as defined by the International Building Code



# Permitting – NFPA13D & NFPA13R

## Applicable Forms

- IB107 – Fire Sprinkler Permit Application and Checklist
- Plans and Calculations designed per NFPA 13D/13R submitted to Fire counter
- Applicable Code Interpretations (e.g., CI2010-016 – Antifreeze system)

## Location Online





# SAFD Boarding Home – General Inspections Items

- Access and address
- Life safety systems – Fire alarm (if applicable) and Fire sprinkler systems
- A semiannual Gas test if gas appliances are present
- Smoke & carbon monoxide detectors
- Fire Drills
- Egress
- Check locking devices on doors
- Burglar /Security bars – Subject to review and approval by SAFD
- Laundry room check
- Check for extension cords
- Fire extinguishers
- Fixed pipe system





## Inspections – NFPA 13D & NFPA 13R

- Boarding Home Specific SAFD inspections questions – contact Chief Randy Jenkins at 210.207.7967;  
[Randy.Jenkins@sanantonio.gov](mailto:Randy.Jenkins@sanantonio.gov)
- General SAFD fire inspections questions – contact Chief Matt Jimenez at 210.207.1438;  
[Matias.Jimenez@sanantonio.gov](mailto:Matias.Jimenez@sanantonio.gov)



# Fire Sprinkler Plan Review Contact Information

- Fire Protection Specialist – Ms. Suanne Callow at 210.207.8160; [Suanne.Callow@sanantonio.gov](mailto:Suanne.Callow@sanantonio.gov)
- Sr. Fire Protection Engineer – Ms. Jennifer G. Gallegos, PE, at 210.207.8056; [Jennifer.Gallegos@sanantonio.gov](mailto:Jennifer.Gallegos@sanantonio.gov)



# For More Information

Department of Aging and Disability – <http://www.dads.state.tx.us/>

COSA Boarding Home Website –

<http://www.sanantonio.gov/BoardingHomesOrdinance.aspx>





# For More Information

Texas State Board of Plumbing Examiners - <http://www.tsbpe.state.tx.us/index.html>

Texas State Board of Plumbing Examiners - Microsoft Internet Explorer provided by City of San Antonio

http://www.tsbpe.state.tx.us/plumbing-license-law.html

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Texas State Board of Plumbing Examiners

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CPE & Other Training	Complaints/Enforcement	Consumer Information	Plumbing License Law/Board Rules	Open Meetings
Board Members	Links to other sites	Agency Reports	Employment	

### Plumbing License Law/Board Rules

[Plumbing License Law](#)

Note: This document has been formatted for easy reading and reference and is not the official publication of the Plumbing License Law. For the official publication of the Plumbing License Law (Occupations Code, Title 8, Chapter 1301) please refer to: [www.statutes.legis.state.tx.us/Link=QC](http://www.statutes.legis.state.tx.us/Link=QC).

[Board Rules](#)

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Texas State Board of Plumbing Examiners  
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Top

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# For More Information

State Fire Marshal's Office – <http://www.tdi.texas.gov/fire/index.html>

The screenshot shows the State Fire Marshal's Office Home page in Microsoft Internet Explorer. The browser's address bar displays <http://www.tdi.texas.gov/fire/index.html>. The page features a navigation bar with links to TDI Home, Insurance & HMO, State Fire Marshal, and Workers' Compensation. A prominent notice states: "NOTICE: New email domain as of 12/10/11 - @tdi.texas.gov. Update your TDI addresses." The main content area includes the TDI.TEXAS.GOV logo, a search bar, and a "State Fire Marshal Menu" on the left. The menu lists various links such as About SFMO, Calendar, Company/Licensee Search, Conference/Training, Contact SFMO, Fire Investigations, Fire Standard Compliant, Cigarettes, Forms, Inspections, Licensing, Outreach, Policy, and Research, PPC Oversight, and Publications. The "Licensing" link is highlighted. The main content area also features a "Texas Fire Investigation Forum" announcement for April 8-9, 2013, and a "Latest Updates" section with three bullet points regarding the forum, NFPA 1033 seminars, and school fire drill reports.

State Fire Marshal's Office Home

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TEXAS DEPARTMENT OF INSURANCE

Full Search Targeted

TDI Home Insurance & HMO State Fire Marshal Workers' Compensation

You are here: [www.tdi.texas.gov](http://www.tdi.texas.gov) - [fire](http://www.tdi.texas.gov/fire) - [index.html](http://www.tdi.texas.gov/fire/index.html)

State Fire Marshal Menu

- State Fire Marshal's Office
- About SFMO
- Calendar
- Company/Licensee Search
- Conference/Training
- Contact SFMO
- Fire Investigations
- Fire Standard Compliant
- Cigarettes
- Forms
- Inspections
- Licensing
- Outreach, Policy, and Research
- PPC Oversight
- Publications

State Fire Marshal's Office Home

Texas Fire Investigation Forum

The SFMO will host the Spring Texas Fire Investigation Forum, April 8-9, 2013, in Plano. Forum details are available at [our event page](#).

Spring Texas Fire Investigation Forum

April 8-9, 2013

News Topics A-Z Services Resources

Sign up for our eNews Alerts to stay up-to-date on all that is going on with the SFMO.

Latest Updates

- The SFMO hosted its first Texas Fire Investigation Forum, January 7-8, 2013, in Houston. Forum details are still available at [our event page](#).
- The Public Agency Training Council is offering "Meeting the Requirements of NFPA 1033" seminars for fire/arson investigators in Houston and Plano in early February. You can get the details and register to attend by visiting [the PATC's class training schedule page](#).
- The [School Fire Drill Exit Report form](#) for the 2012-2013 school year is available. Remember: Schools should no longer send copies of their fire drill reports to SFMO. Keep them in your records for 3 years.

http://www.tdi.texas.gov/fire/fmli.html

# Questions?